

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday August 31, 2016, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:17 pm

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Dick Nichols

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Dick N. conveyed that he and Dave Waddell met with the County Planning Director and Surveyor on Wednesday August 31, 2016. Dave W. spoke previously with the surveyor and was led to believe we might be able to accomplish the easement extinguishment without going through process step.

Dick N. conveyed that the Grassy Run Homeowners Association will follow the process and file the application to extinguish the easement. Dick N. conveyed that he will need a check in the amount of \$1,806.00 payable to El Dorado County for planning department fees as part of the application to extinguish the easement. Michael A. asked if this exceeds the approved cap. It does not because the Board approved a not-to-exceed amount of \$5,000.00 at a prior Board meeting so this amount is well within that cap.

Vivian A. conveyed the September and October Board meeting dates. The Board meeting for September will be held on Tuesday September 27, 2016 and the October Board meeting will be held on Thursday October 26, 2016. Both meetings will be held at the Raley's Event Center at 7:15pm.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of July 21, 2016 – Peter A.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

5. Approve Retainer and Not-to-Exceed amount for the Services of Paula Hegner, Accountant – Peter Abplanalp

Peter A. conveyed that he received a letter from Paula Hegner to retain her services to file the 2016 tax returns on behalf of the Association. Peter A. offered to review and share the letter with the Board members.

Motion to approve the retainer for Paula Hegner, Accountant for the filing of the GRHA 2016 tax returns and a not-to-exceed amount \$430.00 for Paula Hegner's services – Jack M.

Second – Vivian A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

DISCUSSION ITEMS

6. 5350 Grassy Run Road Tree Cutting Request – Jack Martin

Jack M. explained this item indicating he sent an email to all Board members regarding the request from the property owner to cut and clear nine(9) to twelve(12) oak trees where the footprint for the residence will be. Jack also sent pictures of the trees to be cleared to all Board members. Jack M. commented that he approved the tree cutting request.

7. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$23,800.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that five(5) property owners have yet to pay the July 1, 2016 second installment of the annual dues. Statements will be mailed on September 1, 2016 to these property owners.

8. Additional Comments – Members, Board Members, Chair, Legal Affairs Committee

Dick N. mentioned that at a prior Board meeting, there was discussion about doing slurry work around the new drain at 5461 Grassy Run Road but had not heard anything since then and was wondering if this was going to happen at the same time slurry was going to be applied to Stones Throw and Little Brush Ridge Roads in September. Michael A. conveyed that CPM, the contractor scheduled to do the slurry work on Stones Throw and Little Brush Ridge Road, was going to take a look, however, that has not happened.

Jack M. and Vivian A. conveyed a property owner inquired about the procedures to follow for notification of wanting to build a shed on their property.

Jack M. conveyed he was contacted by a property owner wanting to put solar panels on the roof of their residence. Jack M. conveyed to the property owner that the Association does not have any restrictions regarding solar panels on residential roof tops.

Peter A. conveyed that he will place a bag of asphalt at the point with the driveway is eroding near the roadway on Stones Throw Road to protect the road.

Jack M. conveyed that El Dorado Sheriffs were at 5142 Little Brush Ridge Road and called the property owners as a matter of concern.

9. Adjourn at 7:45 pm